

BV2003-096

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: REQUEST FOR (1) REAR YARD SETBACK VARIANCE FROM 30 FEET TO 5 FEET FOR A PROPOSED ACCESSORY GARAGE AND (2) SIDE YARD SETBACK VARIANCE FROM 10 FEET TO 5 FEET FOR A PROPOSED ACCESSORY GARAGE (RODNEY JUDY, APPLICANT).

DEPARTMENT: Planning & Development DIVISION: Planning

AUTHORIZED BY: Earnest McDonald CONTACT: Kathy Fall EXT. 7389

Agenda Date 08-25-03 Regular ☒ Consent ☐ Public Hearing – 6:00 ☒

MOTION/RECOMMENDATION:

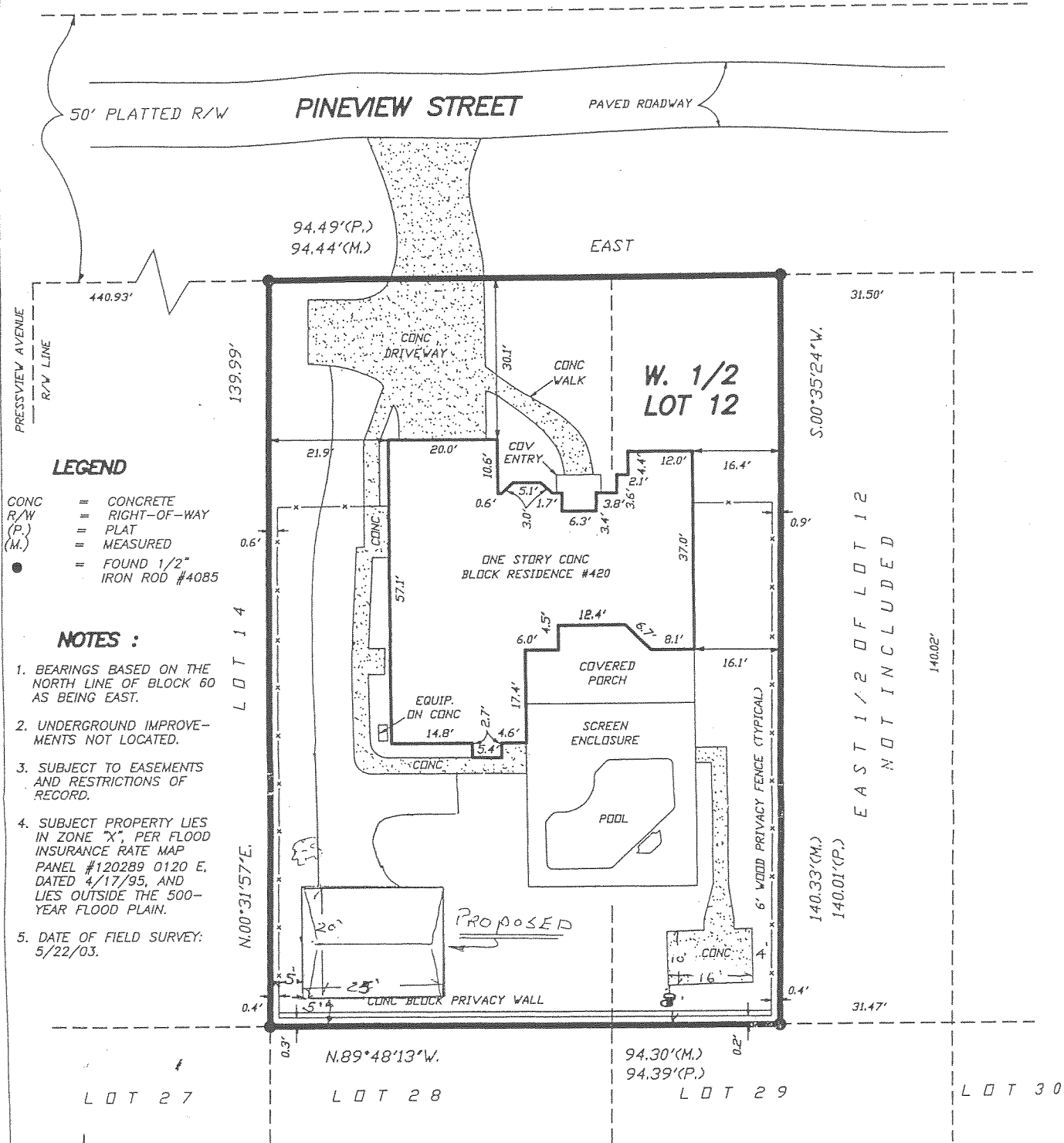
1. **APPROVE** THE REQUEST FOR (1) REAR YARD SETBACK VARIANCE FROM 30 FEET TO 5 FEET FOR A PROPOSED ACCESSORY GARAGE AND (2) SIDE YARD SETBACK VARIANCE FROM 10 FEET TO 5 FEET FOR A PROPOSED ACCESSORY GARAGE (RODNEY JUDY, APPLICANT); OR
2. **DENY** THE REQUEST FOR (1) REAR YARD SETBACK VARIANCE FROM 30 FEET TO 5 FEET FOR A PROPOSED ACCESSORY GARAGE AND (2) SIDE YARD SETBACK VARIANCE FROM 10 FEET TO 5 FEET FOR A PROPOSED ACCESSORY GARAGE (RODNEY JUDY, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

(District 4 – Commissioner Henley)

(Kathy Fall, Senior Planner)

GENERAL INFORMATION	APPLICANT:	RODNEY JUDY
	LOCATION:	420 PINEVIEW STREET
	ZONING:	R-1AA DISTRICT (SANLANDO SPRINGS)
BACKGROUND/ REQUEST	<ul style="list-style-type: none">• THE APPLICANT PROPOSES TO CONSTRUCT A 500 SF (20 FT X 25 FT) ACCESSORY GARAGE.• THE PROPOSED GARAGE WOULD ENCROACH 25 FT IN THE 30 FT REAR YARD SETBACK AND 5 FT INTO THE 10 FT SIDE YARD SETBACK.	
STAFF FINDINGS	<ul style="list-style-type: none">• THE APPLICANT WOULD RETAIN REASONABLE USE OF THE PROPERTY WITHOUT THE GRANTING OF THE REQUESTED VARIANCES IN THAT THERE IS ALREADY AN EXISTING GARAGE.• THE GRANTING OF THE SAME WOULD CONFER ON THE APPLICANT SPECIAL PRIVILEGES THAT ARE DENIED TO	

	OTHER LANDS IN THE SAME ZONING CLASSIFICATION,
STAFF RECOMMENDATION	<p>STAFF THEREBY RECOMMENDS THE BOARD OF ADJUSTMENT DENY THE VARIANCE REQUEST AND MAKE THE APPROPRIATE FINDINGS OF FACT. IF THE BOARD SHOULD DECIDE TO GRANT A VARIANCE, STAFF RECOMMENDS THE FOLLOWING CONDITIONS:</p> <ul style="list-style-type: none">• ANY VARIANCE GRANTED SHOULD APPLY ONLY TO THE PROPOSED ACCESSORY GARAGE AS SHOWN ON THE ATTACHED SITE PLAN.• ANY ADDITIONAL CONDITIONS DEEMED APPROPRIATE BY THE BOARD, BASED ON INFORMATION PRESENTED AT THE PUBLIC HEARING.



BOUNDARY SURVEY

DESCRIPTION:

LOT 13 AND THE WEST 1/2 OF LOT 12, BLOCK 60, SANLANDO THE SUBURB BEAUTIFUL PALM SPRINGS SECTION, AS RECORDED IN PLAT BOOK 3, PAGE 65 1/2, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

CERTIFIED TO:

RODNEY H. JUDY
PHYLLIS A. JUDY

MORGAN STANLEY
DEAN WITTER CREDIT CORP.

I HEREBY CERTIFY:

THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 61G17 - 6, FLORIDA ADMINISTRATIVE CODE.

DATE:

5/22/03

SCALE:

1" = 20'

JOB NO.

03-K392

MCMAHON SURVEYING
AND MAPPING

VARIANCE
APPLICATION TO THE SEMINOLE COUNTY
BOARD OF ADJUSTMENT

COPY

APPLICANT: RODNEY H JUDY
COMPLETE MAILING ADDRESS: 420 PINEVIEW ST. ALTA. Spgs., FL 32701
PHONE: WORK: 407-898-8090 HOME: 407-830-8488 FAX: 407-884-6602
CELL PHONE: 407-920-8981 Email: ORL-UCI@msn.com
PROPERTY OWNER OF RECORD: RODNEY H JUDY & PHYLLIS A. JUDY
SITE OF REQUEST: 420 PINEVIEW ST. ALTAMONTE SPRINGS, FL 32701
STATEMENT OF HARDSHIP: _____
Reduce rear yard setback from 30 feet to 5 feet and ^{West} side yard
REQUEST: Rear lot line variance change building set ^{setback} from
back to 5 ft. For garage at rear of property 10 feet ^{to}
LEGAL DESCRIPTION OF PROPERTY: Lot 13 & the West 1/2 of Lot 12 Block 5
60, Sanlando The Suburb Beautiful
Plot Book 3 Page 65 1/2 Seminole County, FL.
TAX PARCEL ID NO. _____
KNOWN CODE ENFORCEMENT VIOLATIONS ON PROPERTY: _____

EACH APPLICATION WILL BE ACCOMPANIED BY THE FOLLOWING:

Applicant must be the property owner. Someone other than the property owner may act on the property owner's behalf at the public hearing; however, a letter of authorization from the property owner must be submitted to the County. One 8.5" X 14" site plan and application fee.

SIGNATURE OF APPLICANT: Rodney H Judy DATE: 6/24/03

FOR OFFICE USE ONLY	
FEE: <u>150.00</u>	CK# <u>174237</u> RECEIPT# _____ DATE _____ ZONING DISTRICT: <u>R-1AA</u>
FURTHER DESCRIBED AS: _____ LOT SIZE: <u>11,700</u>	
PROCESSING:	
A. LEGAL AD TO NEWSPAPER _____ / _____	B. NOTICE TO PROPERTY OWNERS _____
C. PLACARDS / NOTICE _____ / _____	D. PROJECT NO. _____
E. BOARD ACTION / DATE _____ / _____	F. LETTER TO APPLICANT _____
G. PUD SETBACKS _____	

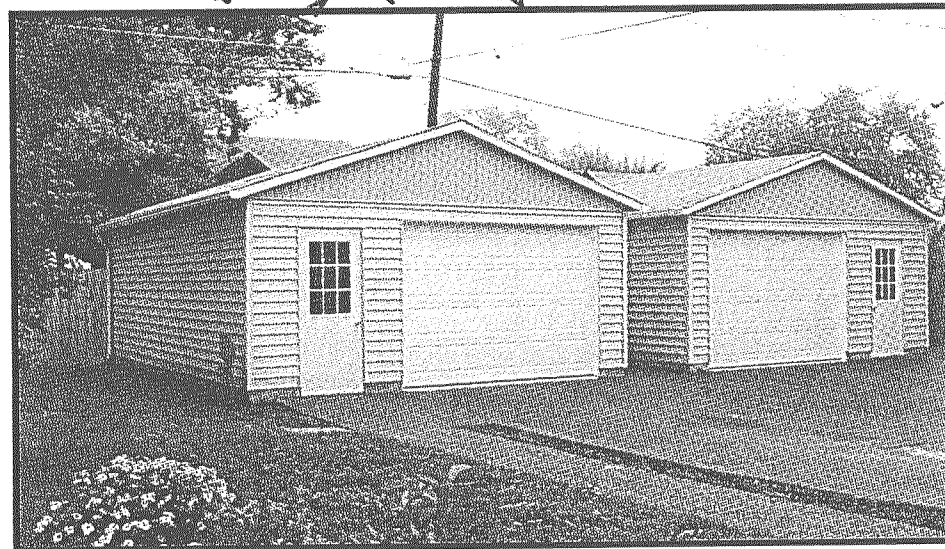
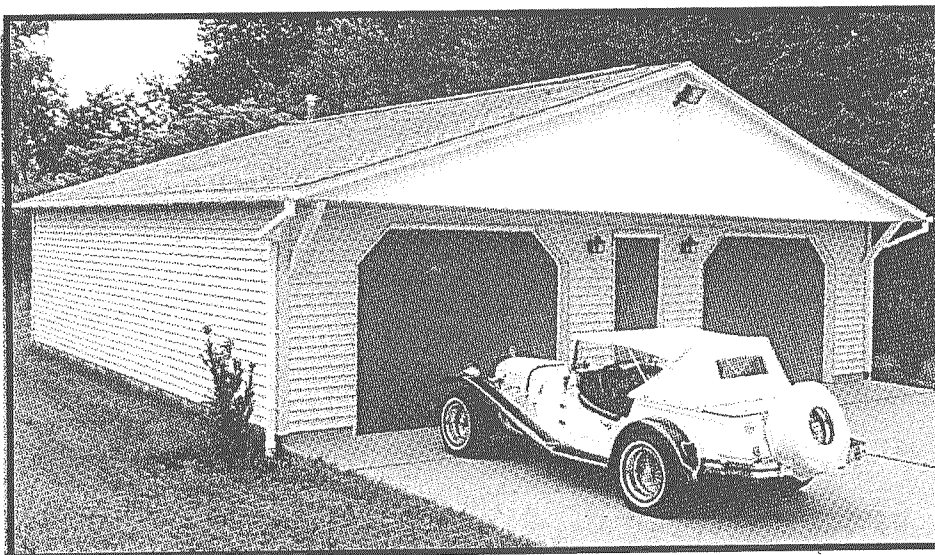
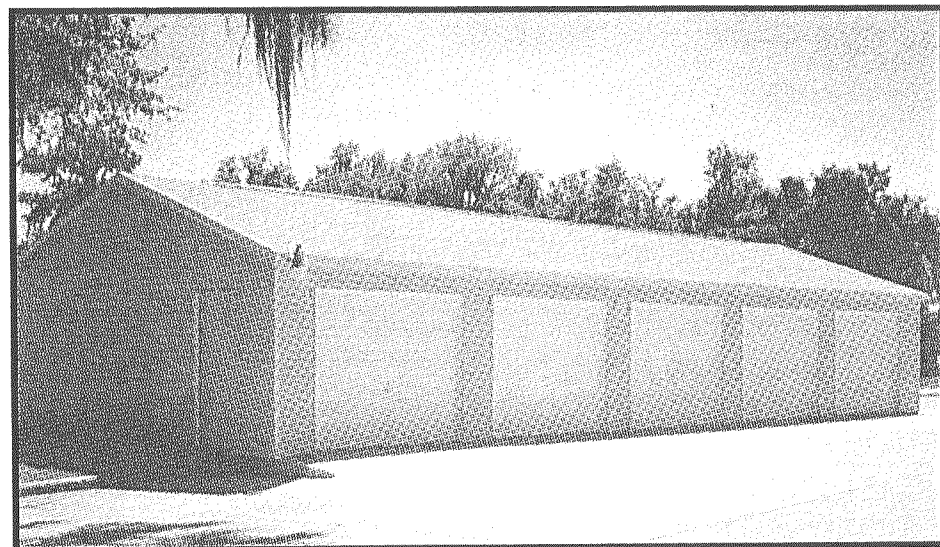
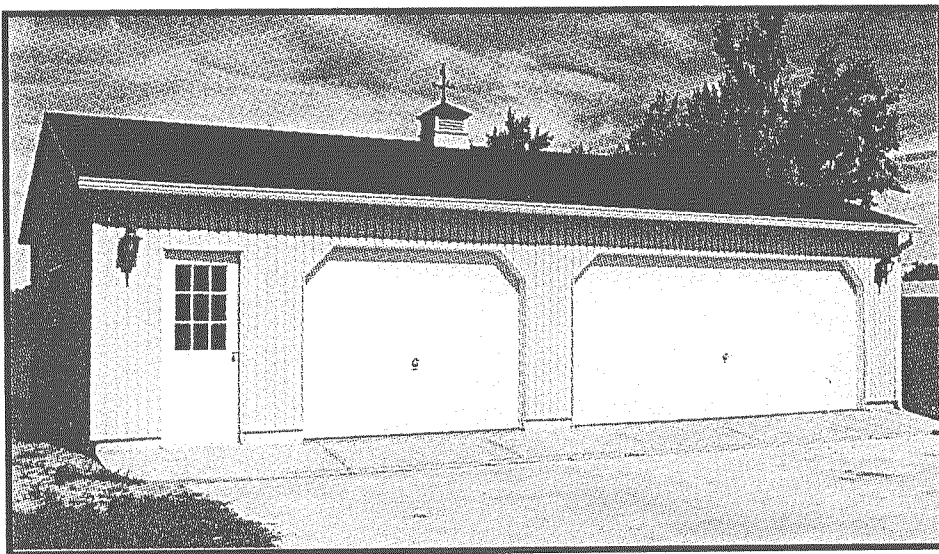
INITIAL CONFERENCE 6/24/03

BCC DISTRICT 4

PLANNER MW

FILE NO. BV 2003-096

MEETING DATE AUGUST 25, 2003





Rodney H. Judy
420 Pineview St.

